

## PRIVATE IMPROVEMENT

### PLAN PREPARATION

DC8-001 INTRODUCTION. The following criteria is being established to provide a uniform system of plan preparation for work within the City of Gardner related to private improvements.

DC8-002 GENERAL. All plans for private improvements shall be prepared by a professional engineer licensed in the state of Kansas and submitted to the Engineering Department for review. Subsequent to the review, the engineer will be notified of the approval of the plans as submitted, or of any necessary changes.

Private improvements plans that involve water lines, sanitary sewer lines, storm sewer lines, or street construction shall be prepared in accordance with the plan preparation requirements detailed in Section 7 of the Design Criteria.

Private improvements involving parking lot construction shall meet the requirements outlined in Section 7 of the Design Criteria.

DC8-003 PARKING LOT PLANS. The following items shall be contained on the plans submitted for review for the construction of a new parking lot or an addition to an existing parking lot.

A. A location map, with north arrow, adequately showing project location in relation to major streets.

B. General site layout to include:

- Building location (if applicable),
- Street names, lot and block designation, and
- An accurate tie to at least one quarter section corner. Unplatted tracts shall have an accurate tie to at least one quarter section corner.

All existing property lines, lot lines, street right-of-way lines and temporary and permanent easement lines shall be shown at their proper location. Street right-of-way lines and existing driveways shall be shown on both sides of the street that falls on the perimeter of the lot.

All existing and proposed utilities such as electric, gas, oil, water, telephone, sanitary sewer, storm sewer, and other applicable items located in conformance with the best information available in the records of the owner of such facilities, or field location, and identified as to size, material and type of construction.

- C. Include existing and proposed site contours for the site. Supplement the proposed contours with spot elevations at critical locations.
- D. Show limits of paving and perimeter curbing. Indicate the location of parking stalls, including handicapped parking, and show all dimensions, radii and other significant geometric details.
- E. The plans shall include a legend for the site layout detail and a sheet of standard details. The standard details shall include a profile view of the proposed curb(s), a section through the proposed pavement detailing pavement composition, a driveway entrance detail (use the City detail from Section 2100 if the entrance is from a public street), proposed drainage structures, and any other appropriate details as may be required for clarity or by request of the City Engineer.
- F. Storm drainage facilities shall be shown in both plan and profile view. These views shall show inlet and pipe locations, size, material, gage, slope of pipe, and all invert and top of structure elevations. Include on the plan sheets a drainage calculation summary table containing information on: pipe size and slope, pipe capacity, velocities, time of concentration, runoff coefficient, incremental and accumulated tributary acreage, rainfall intensity, and the total rainfall runoff.
- G. General construction notes as required.